

**TRANSFER
TAX
PAID**

Doc # 2008017796
Book 9789 Page 0296

48-302

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that **P.J.C. REALTY CO., INC.**, a corporation organized and existing under the laws of the State of Delaware ("Grantor"), for consideration paid, **GRANTS to 10 CONCOURSE WEST LLC**, a limited liability company organized and existing under the laws of the State of Maine, the mailing address of which is 100 Silver Street, Portland, Maine 04101 ("Grantee"), with **QUITCLAIM COVENANT**, certain real estate located in the City of **Portland** County of Kennebec and State of Maine (the "Property"), which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made **SUBJECT, HOWEVER**, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

The Property shall not be used for the operation of any pharmacy or drug store, or for the sale of prescription drugs, or any item requiring the presence of a licensed pharmacist, or for the sale of health and beauty aids, and the Property shall not be used as a parking lot by pharmacy or drug store patrons.

No portion of the Property shall be leased, occupied or used, directly or indirectly, for a supermarket, grocery store or any business engaged in the sale of fresh seafood, meat, poultry, produce or vegetables, and fresh bakery products, or any combination of the foregoing, for off-premises consumption, excepting incidental quantities sold by a store primarily engaged in another business.

[Signature page immediately follows.]

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Bruce Tompkins
48 Portland Pier Unit #3
Portland, Me. 04101

IN WITNESS WHEREOF, P.J.C. REALTY CO., INC. has caused this instrument to be executed on its behalf by its duly authorized undersigned representative, this 1st day of July, 2008.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

P.J.C. REALTY CO., INC.

Melissa Schwartz
Witness

By: I. Lawrence Gelman
I. Lawrence Gelman
Vice President

STATE/Commonwealth of Pennsylvania
County of Cumberland, SS.

July 1st, 2008

Then personally appeared the above-named I. Lawrence Gelman, Vice President of P.J.C. REALTY CO., INC., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said P.J.C. REALTY CO., INC.

Before me,

Linda D. Brown

Notary Public/Maine Attorney-at-Law

Printed Name: _____

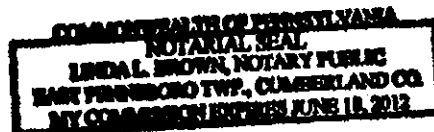


EXHIBIT A
(Legal Description)

PARCEL ONE A certain lot or parcel of land with the buildings thereon situated in the City of ~~Waterville~~ County of Kennebec and State of Maine, being part of the Urban Renewal Plan in the City of Waterville captioned "Charles Street Urban Renewal Project Me. R-6" and bounded and described as follows, to wit:

Beginning at a point one hundred thirty-seven (137') easterly of the east line of Elm Street and ninety-five feet (95') northerly of the southerly line of Spring Street; thence northerly parallel to and one hundred thirty-seven feet (137') distant from the easterly line of said Elm Street for a distance of thirty feet (30'); thence westerly perpendicular to the last mentioned line a distance of ten feet (10'); thence northerly perpendicular to the last mentioned line a distance of one hundred fifty-five feet (155'); thence easterly and perpendicular to the last mentioned line a distance of one hundred seventy-three feet (173'); thence southerly perpendicular to the last mentioned line one hundred eighty-five and fifty-two hundredths feet (185.52') to a point which is ninety-five feet (95') northerly of the south line of Spring Street; thence westerly at an interior angle of 89° 49' a distance of one hundred and sixty three feet (163') to the point of beginning.

This last mentioned line is parallel to and ninety-five feet (95') northerly of the south line of Spring Street.

Together with certain rights and easements appurtenant thereto granted by Waterville Urban Renewal Authority to Cottle Realty Co. by deed dated November 3, 1966, and recorded in the Kennebec County Registry of Deeds in Book 1430, Page 927, and set forth therein as follows:

1. A six foot (6') wide easement around the aforesaid northerly, easterly, southerly and westerly boundaries of the above described premises for the sole and exclusive purpose of permitting the herein Grantee to construct and maintain submerged footings for the support of any building to be constructed on the above described premises; subject however, as to the said northerly boundary, to the right of the abutting owner thereof, or the successors and assigns of the abutting owner thereof, to use said easement in common with this Grantee for the same purposes and further, the right to utilize, in common, at the sole risk of such abutting owner, the actual footing along said northerly boundary provided that such utilization by the soundness of any structure built and constructed upon the Grantee's premises herein conveyed.
2. An easement twelve feet (12') in width along the land of a prior Grantor and lying next easterly of the above described premises which easement is given for the sole purpose of erecting and maintaining a canopy.
3. An easement or right to discharge and empty storm water drainage as well as sanitary or septic drainage into the storm sewers and sanitary or septic sewers provided by or to be provided by a prior Grantor or others within the lands of such

prior Grantor appurtenant to the land being conveyed hereunder and referred to as the Project Area in the Agreement hereinafter referred to as this deed.

4. An easement in common with others in title thereto for the benefit of the Grantee, its successors and assigns and their respective customers, employees and others having business with them, to use the parking areas, roadways, approaches, entrances, exits, sidewalks and pathways located within the public areas shown on a certain plan identified as Waterville Urban Renewal Authority Disposition Map No. 4A, dated July 1966 and prepared by A. Stuart Goodman Associates of New York City and being on file with the Waterville Urban Development Renewal Authority, for ingress and egress to, from and among the Property, the parking areas, service roads, public street and highways and for the purpose of parking motor vehicles in the parking areas. Further reference is made to an Easement Extension Agreement between the City of Waterville and P.J.C. Realty Co., Inc. dated March 26, 2008 and recorded in said Registry of Deeds in Book 9760, Page 239.

PARCEL TWO A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point in the northeasterly line of Spring Street, so called, at the westerly corner of land conveyed by the Waterville Urban Renewal Authority to Cottle Realty Co. by deed dated November 3, 1966 and recorded in the Kennebec County Registry of Deeds in Book 1430, Page 927, said point being approximately one hundred thirty seven (137) feet southeasterly along said northeasterly line of Spring Street from the southeasterly line of Elm Street; thence northeasterly along said land conveyed by the Waterville Urban Renewal Authority to Cottle Realty Co., a distance of thirty (30) feet to a corner in said land; thence northwesterly perpendicular to the last-mentioned course and along said land conveyed by the Waterville Urban Renewal Authority to Cottle Realty Co., a distance of ten (10) feet to another corner in said land; thence southwesterly perpendicular to the last-mentioned course, thirty (30) feet, more or less, to the northeasterly line of said Spring Street; thence southeasterly along the northeasterly line of said Spring Street, a distance of ten (10) feet, more or less, to the point of beginning.

PARCEL ONE AND PARCEL TWO ARE SUBJECT TO:

1. Covenants, conditions, restrictions and terms and conditions of appurtenant easements as set forth in deed of Waterville Urban Renewal Authority to Cottle Realty Co. dated November 3, 1966, and recorded in the Kennebec County Registry of Deeds in Book 1430, Page 927.
2. Terms and Conditions of Party Wall Agreement by and between Cottle Realty Co. and Zayre Third Realty Co. dated April 10, 1967, and recorded in said Registry of Deeds in Book 1439, Page 558.

3. Rights and easements granted to Central Maine Power Company as set forth in instrument from the City of Waterville dated August 6, 1975, and recorded in said Registry of Deeds in Book 1848, Page 14.
4. Rights and easements and/or terms and conditions as set forth in an Agreement by and between Waterville Urban Renewal Authority and Cottle Realty Co. dated May 11, 1966, and recorded in said Registry of Deeds in Book 1430, Page 817.
5. Terms and conditions of a Short Form Lease between P.J.C. Realty Co., Inc. and Family Dollar, Inc. dated May 29, 2000 and recorded in said Registry of Deeds in Book 6401, Page 171.
6. Terms and conditions or restrictive covenants as set forth in deed of Hannaford Bros. Co. to P.J.C. Realty Co., Inc. dated December 15, 1997 and recorded in said Registry of Deeds in Book 5516, Page 88.

Reference is made to deed of Hannaford Bros. Co. dated December 15, 1997 and recorded in said Registry of Deeds in Book 5516, Page 88.

Received Kennebec SS.
07/11/2008 9:59AM
Pages 5 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS